

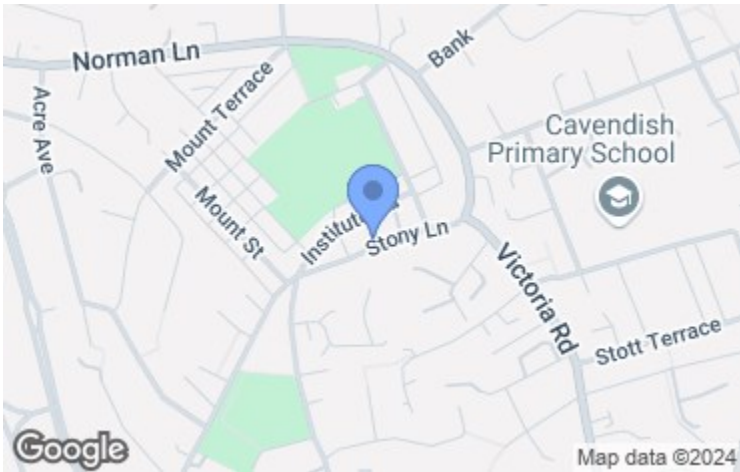
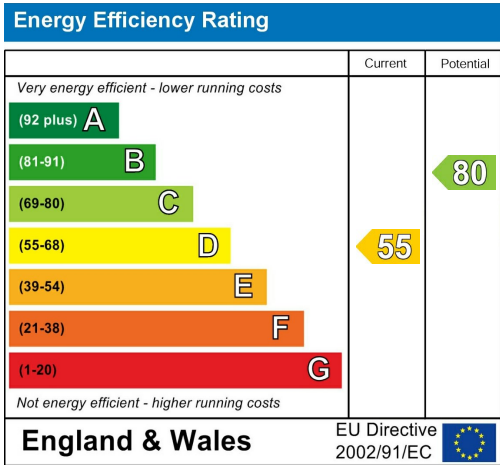
GROUND FLOOR  
APPROX. FLOOR  
AREA 339 SQ.FT.  
(31.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 339 SQ.FT.  
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### Viewing arrangements

Strictly by appointment through WW Estates  
01274 627444  
sales@wwstateagents.com

### Directions

See mapping.



**Stony Lane, Bradford, BD2 2HL**  
**£115,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





GRADE II STONE BUILT COTTAGE \*\*  
VILLAGE LOCATION \*\* DOUBLE  
BEDROOM & OPEN ROOM \*\* SPACIOUS  
LOUNGE \*\* COUNTRY KITCHEN \*\* FULLY  
TILED BATHROOM \*\* Perfect opportunity to  
view & purchase this well presented grade II  
listed stone built cottage situated in the popular  
Eccleshill Village. Ideal for local shops &  
amenities, transport links & local schools.

This would certainly appeal to first time buyers  
looking for their first property & to get their foot  
on the ladder. Viewing of this property is highly  
recommended!

Accommodation of large lounge with exposed  
stonework, open fireplace & access to the  
kitchen.

The house kitchen offers country style wall and  
base units in Ivory with contrasting beech  
worktops and multi coloured wall tiling.  
Stainless steel sink with mixer tap & plumbed  
for automatic washing machine. Complete with  
stone floor tiling & staircase access.

Staircase rises to the first floor & the extra  
room/Bedroom 2 with sloping roof that is  
benefiting from 'Velux' window adding plenty of  
natural light.

Landing leads onto the family bathroom which  
is fully wall tiled with a modern white three  
piece suite comprising of panelled bath with  
chrome mixer tap, wash basin and WC.  
Skylight adding plenty of light.

The double bedroom is south facing with  
exposed brickwork chimney breast & fireplace.  
Complete with double glazed window and wood  
flooring.

Externally flagged pavement leads to property  
front door and wrought iron decorative gate  
offers access to the side. The rear garden is low  
maintenance with raised steps to a flat paved  
patio enclosed by timber fencing.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Ideal First Home Or Investment.

Rating authority  
Borough Council Tax Band

Services  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME  
BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates  
introduce to Altogether Financial Solutions Ltd, who are authorised and regulated  
by the Financial Conduct Authority.

Tenure  
Freehold